



£250,000

At a glance...



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**holland
& odam**

3 Merriman Road
Street
Somerset
BA16 0JA

TO VIEW

3 Farm Road, Street,
Somerset BA16 0BJ

01458 841411

street@hollandandodam.co.uk



Directions

Follow the High Street in a westerly direction, with the Boots on the left hand side. Turn left into Vestry Road, pass the church on the right and continue into Merriman Road. The property will then be found on the left hand side and easily identified by our for sale board.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.(Services have not been tested)

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

A popular road within walking distance of the High Street with its excellent range of shopping outlets including Clarks Village. Street also offers a comprehensive range of sporting and recreational facilities including both indoor and open air swimming pools, football, tennis, cricket and Strode Theatre. Millfield School is on the town outskirts whilst the Preparatory School at Edgarley, Glastonbury is some 3 miles. The Cathedral City of Wells is 8 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 12 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance

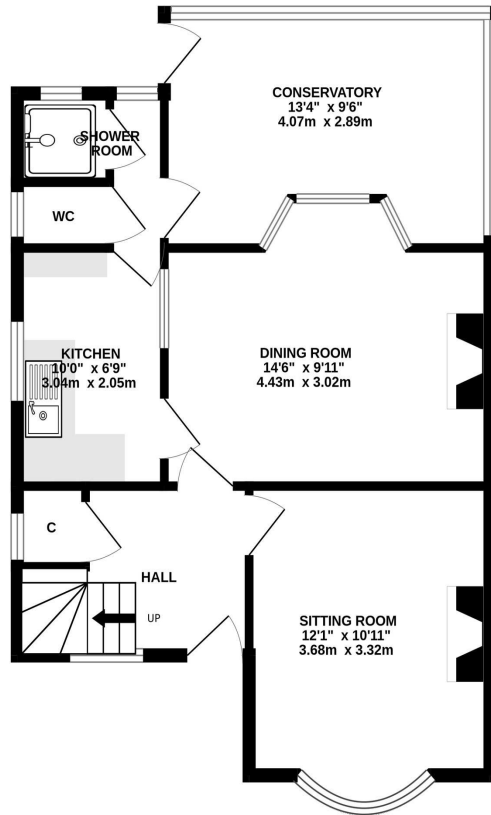
Insight

A mature three-bedroom detached home, offering excellent potential and in need of full modernisation throughout. The property benefits from off-road parking to the front and a generous rear garden, making it an ideal project for buyers seeking to create a personalised family home. Available with no onward chain and vacant possession.

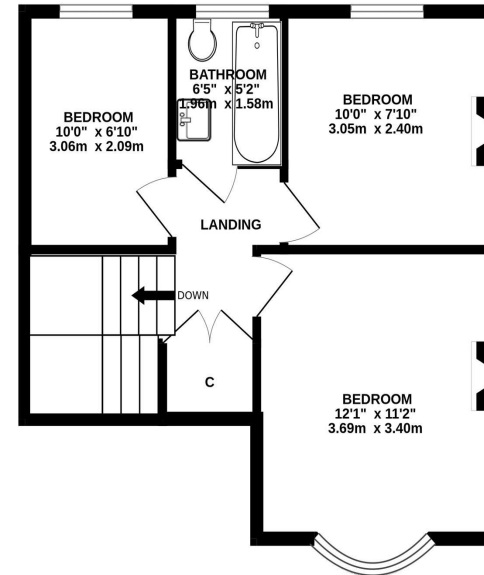
- Welcoming entrance hall with under stairs cupboard, spacious landing with extra storage, and a ground-floor WC and shower room conveniently positioned at the rear.
- Generous living room with a charming bay window filling the space with natural light and a feature fireplace providing a central focal point.
- Enjoying a bright and spacious dining room with a convenient door leading directly through to the kitchen.
- The kitchen includes fitted wooden wall, base, and drawer units, with designated spaces for a cooker and fridge/freezer, offering excellent potential for updating and modernisation.
- Bright conservatory enjoying garden views and offering direct access outside, providing an additional versatile space.
- Affording three bedrooms: two doubles, one of which is generously proportioned, plus a single room ideal as a nursery or home office.
- Serviced by the family bathroom comprising bath, wash basin and WC.
- Good size rear garden featuring a lawn with mature shrub borders, a paved area leading from the rear elevation, and practical storage solutions in the form of a shed and workshop.
- To the front you will find off road parking for multiple vehicles.
- ** Please note that the property is offered for sale on a sold as seen basis**



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.